

175.0

0005

0011.E

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

697,900 / 697,900

USE VALUE:

697,900 / 697,900

ASSESSED:

697,900 / 697,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		NICOD ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SHARMA S SHAMIK &	
Owner 2:	VAIDYA SONIYA S	
Owner 3:		

Street 1: 31 NICOD ST
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KLEMM ALBERT W & ERIKA H -
Owner 2: -

Street 1: 31 NICOD ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1963, having primarily Vinyl Exterior and 1520 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6516	Sq. Ft.	Site			0	70.	0.94	6									430,837						430,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6516.000	267,100		430,800	697,900		117545
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

PREVIOUS ASSESSMENT		Parcel ID		175.0-0005-0011.E		!13676!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2022	101	FV	267,100	0	6,516.	430,800	697,900
2021	101	FV	258,100	0	6,516.	430,800	688,900
2020	101	FV	258,100	0	6,516.	430,800	688,900
2019	101	FV	223,300	0	6,516.	424,700	648,000
2018	101	FV	224,200	0	6,516.	326,200	550,400
2017	101	FV	224,200	0	6,516.	307,700	531,900
2016	101	FV	224,200	0	6,516.	283,100	507,300
2015	101	FV	224,800	0	6,516.	264,700	489,500
							Year End Roll
							12/23/2021
							12/10/2020
							12/18/2019
							1/3/2019
							12/20/2017
							1/3/2017
							1/4/2016
							12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLEMM ALBERT W	62649-593		9/18/2013	Change>Sale	485,000	No	No	D.O.D. ALBERT KLEMM 8/5/1996.	
	10550-722		6/10/1964			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/14/2013	1686	Redo Kit	7,500	C					7/21/2018	Inspected	HS	Hanne S
									6/26/2018	MEAS&NOTICE	BS	Barbara S
									5/14/2014	External Ins	PC	PHIL C
									2/4/2014	Info Fm Prmt	EMK	Ellen K
									12/31/2008	Measured	163	PATRIOT
									2/8/2000	Inspected	276	PATRIOT
									12/21/1999	Mailer Sent		
									12/13/1999	Measured	256	PATRIOT
									1/1/1982		CM	
										Sign:		VERIFICATION OF VISIT NOT DATA

